



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Mike Elabarger, Project Manager, Planning Department **(MSC #62)**
From: Brian G. Fuller, Park Planner, Facilities Planning and Development
(MSC #78)
Through: Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Chairman, PROS Board, Catoctin District
Robert C. Wright, PROS Board, Open Space Member
James E. O'Connor, PROS Board, Open Space Member
Date: March 19, 2010

Subject: Loudoun Youth Soccer Association Lighting **SPEX 2009-0036**
Election District: Catoctin **Sub Planning Area:** Leesburg
MCPI #: 192-36-5833

BACKGROUND AND ANALYSIS:

The Property is located on the east side of Sycolin Road, east of the Town of Leesburg Airport, south of the Leesburg Park and Ride Lot, and adjacent to the western boundary of Philip A. Bolen Memorial Park. The Property consists of approximately 11.88 acres within the Leesburg JLMA Policy Area. The Property is zoned JLMA-20 and owned by James J. Hogan, Jr.

The Loudoun Youth Soccer Association (LYSA) is seeking to construct 2 large soccer fields on the property, which is permitted as a "rural recreation establishment, outdoor" use in the JLMA-20 zoning district. However, the Applicant wants to light the fields, and therefore, a Special Exception to permit lighting that does not meet the standards of Section 5-1504(A) of the Revised 1993 Zoning Ordinance, pursuant to Section 5-1504(C) is required. The Applicant anticipates that the hours of operation will be 5:00pm to 10:00pm on weekdays and 8:00am to 10:00pm on weekends, similar to County-owned active athletic facilities.

POLICY:

The site is governed under the land use policies in the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised

Countywide Transportation Plan (Revised CTP). The subject site is located within the Leesburg Planning Area and the Leesburg JLMA Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Business, which include components of public/civic uses and parks and open space.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments to the application proposal:

1. PRCS has partnered with LYSA for many years, and supports the Applicant's proposal to provide additional lighted athletic fields in Loudoun County. The need for additional ballfields in the County has been well documented.
2. Staff notes that the proposed location for the eastern soccer field is in very close proximity to the future, proposed Crosstrail Boulevard. Staff recommends coordinating with the Office of Transportation Services and their contracted design engineers on the location of Crosstrail Boulevard. The Applicant may need to consider additional buffering and/or fencing to protect players and soccer balls from entering the future roadway.
3. It appears that the Concept Plan shows potential impacts to moderately steep slopes and wetlands. The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how the potential impact to moderately steep slopes and wetlands will be mitigated.
4. Please provide additional information on the proposed uses of the existing buildings (to remain) around the large parking lot.

CONCLUSION:

PRCS has identified the above, outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.